

**Camden Select Board
Minutes of Meeting
November 23, 2010**

PRESENT: Chairperson Karen Grove, Vice Chairperson Deborah Dodge, John French, Jr., Morgan Laidlaw, Martin Cates, Town Manager Roberta Smith, and Town Attorney William Kelly. Also present were members of the press and public.

Contents

SELECT BOARD

1. Public input on non-agenda items.

- a. Morgan Laidlaw wished everyone a Happy Thanksgiving.
- b. Martin Cates commented on the Annual Awards and Recognition Dinner put on by the Chamber of Commerce held at the Samoset last week. This was a very nice event, very well attended and a very good time. Congratulations to all the honorees.
- c. Karen Grove suggested the townspeople consider supporting the local shops during the holiday shopping season. These shops support the charitable giving and all the other events that go around all year round and it is now time for us to support them.

2. Approval of Board Minutes of November 9, 2010.

Deborah Dodge made a motion to approve the Board minutes as written for November 9, 2010. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

3. Approval of the 2011 Harbor Rate Schedule. Harbor Master Steve Pixley explained the rates remain unchanged from 2010 except for those for the finger floats and inner harbor floats. The rates for the finger floats are meant to better represent the cost of maintaining and upgrading the system of floats.

Board member Dodge asked how our rates compare to Rockport Harbor rates. Pixley explained our rates are a little higher but in all fairness Rockport does not have a marina. Our fees are still under market value.

Martin Cates made a motion to set the 2011 Harbor rates as recommended by the Harbor Committee. John French seconded this motion. The motion passed on a 5-0-0 vote.

4. Consideration of the renewal of the Mutual Aid Agreement for law enforcement with the Town of Rockport. Manager Smith reported the current agreement has worked well for both Camden and Rockport and both Police Departments feel it is important to renew the agreement. The Town of Rockport has requested that three year agreement be extended this term in order to bring the expiration in line with their agreement with Rockland.

John French made a motion to approve the renewal Mutual Aid Agreement for law enforcement with the Town of Rockport expiring July 1, 2014. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

5. Appointment of a new Police Chief effective January 1, 2011. Board member French stated first he would like to accept Phil Robert's retirement/resignation request as Police

Chief. Phil has been a great police chief and officer for the community for many years and he will be greatly missed. We are about to enter into a new time with Randy Gagne who has also been another great officer for the community and is well respected by most people in town.

John French made a motion to appoint Randy Gagne as the new Police Chief effective January 1, 2011. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.

Randy Gagne thanked the Board for giving him the opportunity to take this new position. It is something that he has looked forward to his whole career. Chief Roberts leaving is going to leave a big void in the department for them. He couldn't have asked for a better boss. Phil was there to recruit him when he started and they have worked together ever since and he has learned a lot from Phil and he has learned a lot more as he became an administrator under him. He could not have done this job without the Chief. He looks forward to not making a lot of changes. They have a real good staff but they will be a few officers short for awhile. One officer will be at the academy; one of officer is back from Afghanistan for a few weeks but will be going back. He takes this new responsibility very seriously. He appreciates the support of the Town Manager, Select Board, and Chief Roberts.

6. **Consideration of the following Committee appointments:** Manager Smith reported there are three vacancies on the Camden Conservation Commission but at this time there are no vacancies on the Energy Committee unless the Board wishes to amend the Energy Directive and add another alternate position.
 - a. Same Rowse to the Energy Committee
 - b. Hillary Johnson to Camden Conservation Commission

Deborah Dodge made a motion to add an alternate position to the Energy Committee and appoint Sam Rowse as an alternate member until June 2011. John French seconded this motion. The motion passed on a 5-0-0 vote.

Deborah Dodge made a motion to appoint Hillary Johnson to the Camden Conservation Commission until June 2013. John French seconded this motion. The motion passed on a 5-0-0 vote.

7. **Confirmation of the appointment of Mik Mikkelsen to the Camden Public Library Board of Trustees**

John French made a motion to confirm the appointment to the Camden Public Library Board of Trustees. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

8. **Consideration of renewal applications for victualer and lodging licenses:** All of the applications have been approved by the Codes Office and Life Safety inspections have been completed by the Fire Department.
 - a. **Brian C. Hill, Linz LLC, d/b/a Francine Bistro at 55 Chestnut Street for a renewal victualer license.**
 - b. **Claudio Latanza, d/b/a Maine Stay Inn at 22 High Street for a renewal victualer license**

- c. **Ellis & Catherine Cohn, d/b/a Inn at Camden Place at 14 Tannery Lane for a renewal lodging license.**

John French made a motion to approve the renewal licenses as requested in a-c. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

9. **Approval of application of Joseph Schiavone for a Taxicab Operator's license driving for Joe's Taxi.** Manager Smith reported the Police Chief has signed off on the application and it is ready for the Board's consideration.

Deborah Dodge made a motion to approve the license as requested. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

10. Committee Reports

- a. **CEDAC:** Last week CEDAC held its third public planning session. This third strategic session reviewed previous findings, discussed a proposed vision statement, and further ranked action steps. He applauds Kate Bates who put a good faith effort in networking and posting and getting out into the community and bringing some people in.

11. Manager's Report

- a. Mrs. Smith met with Bill Allen of RM Davis last week and went over the town's endowment fund portfolio record. Mr. Allen provided her with a summary report of the town's portfolio. Overall the endowment fund is doing quite well in spite of the fact in 2008 was a bad year everywhere and the town has regained the entire amount and a little bit more.
- b. The Town received correspondence from PERC regarding candidates running for the Board of Directors.

Martin Cates made a motion to submit a vote to elect Chip Reeves to serve on the Board of Directors for the Municipal Review Committee, Inc. (PERC). Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

- c. The final job description is ready for the Development Director position. She anticipates that the advertisements will be in next weekend's paper.

John French made a motion to adjourn as Select Board and reconvene as Board of Assessors. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

BOARD OF ASSESSORS

1. **Consideration of property tax abatements for multiple properties on Springbrook Hill Road for the property tax year 2010-2011.** Assessor's Agent Wes Robinson reported there are four abutting property owners owning waterfront on Penobscot Bay that have applied for abatements. All four have used identical comparable sales to justify their requests. As an assessor he could not use any of the five sales that they had used because they would not qualify. He also looked to see if there was any unfairness and he could not find any. He considers their properties to be equitable compared to other properties in

Camden. He recommends that the Board deny the four applications for abatements because they have not provided sufficient evidence that their properties are overvalued compared to other properties in Camden.

Board member Dodge noted that two of the properties they used for comparables were located in Rockport Village and the other three were not waterfront properties so we can't use those properties to justify as a comparable.

John French made a motion to deny the four applications for abatements as recommended by the Assessors' Agent because they have not provided sufficient evidence that their properties are overvalued compared to other properties in Camden. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

2. **Consideration of property tax abatement for Dwight Carlisle and Helen Carlisle at 40 Washington Street, Unit 303 for the tax year 2010-2011 in the amount of \$274,700 in assessed value.** Assessor's Agent Wes Robinson reported that these property owners did not apply for the abatement. The Board recently considered and approved an abatement for property owned by Michael Jones and Hesta Maynard. The property owned by the Carlisle's would correct the remaining property at the complex and their property should be assessed consistently with other properties.

He recommends that the land valuation be reduced from \$192,000 to \$87,000 and the building valuation be reduced from \$276,900 to \$107,200. The new assessment would be \$194,200, a total reduction in assessment of \$274,700. Taxes would be reduced from \$6,316.08 to \$2,615.87, a reduction of \$3,700.21.

John French made a motion to approve the property tax abatement for Dwight Carlisle and Helen Carlisle at 40 Washington Street, Unit 303 for the tax year 2010-2011 in the amount of \$274,700 in assessed value as recommended by Assessors' Agent Wesley Robinson. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

3. **Consideration of property tax abatement for Joyce Fraser at 119 Shermans Point Road for tax years 2009-2010 and 2010-2011 in the amount of \$802,800 in assessed value.** Assessor's Agent Wes Robinson reported the applicant submitted no qualified sales to support her position, therefore has not proved that her valuation is substantially overvalued. Town records show that two valid waterfront property sales sold close to their assessed values. He reviewed the assessments along Sherman's Cove and found that each property owner is assessed equitably, and their properties are assessed similarly to other properties in Camden. He recommends that the Board deny the application for the abatements because Ms. Fraser has not provided sufficient evidence that her property is overvalued compared to other properties in Camden.

John French made a motion to deny the property tax abatement for Joyce Fraser at 119 Sherman's Point for the tax year 2009-2010 as recommended by the Assessors' Agent and because her request is beyond the 180 day appeal process; and deny the 2010-2011 request as recommended by the Assessor's Agent because she has not provided sufficient evidence that her property is overvalued compared to other properties in Camden. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

John French made a motion to adjourn as Board of Assessors and reconvene as Select Board. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

- 12. At 7:40 pm John French made a motion to enter into Executive Session: Collective bargaining agreement 1 MRSA Section 405(6)D. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

The Board came out of executive session at 8:01 pm.

A motion was moved and seconded to adjourn at 8:02 pm. The motion passed on a 5-0-0 vote.

Respectfully submitted,

Janice L. Esancy
Recording Secretary